

QUITCLAIM DEED
With Covenant

51-111

Know all Men by these Presents,

That I, JOHN F. MCCOY, of Wilton, County of Fairfield and State
of Connecticut

010457

in consideration of ONE DOLLAR and other valuable considerations

paid by FRANCIS X. FLOOD and MAUREEN E. FLOOD, husband and wife, both of
Waterville, County of Kennebec and State of Maine

whose mailing address is 36 Morrill Avenue, Waterville, Maine

**NO TRANSFER
TAX PAID**

the receipt whereof I do hereby acknowledge, do hereby **remitse, release, bargain,**
sell and convey, and forever **quitclaim** unto the said Francis X. Flood and Maureen
E. Flood, as joint tenants and not as tenants in common,

their heirs and assigns forever, a certain lot or parcel of land with the
buildings thereon, situated in Waterville, County of Kennebec and State
of Maine on the southerly side of Morrill Avenue, so-called, being further
bounded and described as follows:

Starting at a point 10 feet east of a granite monument, and beginning as a
starting point at an iron pin to be struck in the ground and the northeasterly
corner of land now or formerly of one Mayo, reference deed recorded in
Kennebec County Registry of Deeds in Book 2693, Page 105; thence in a southerly
direction along land of said Mayo a distance of 135 feet approximately to
land formerly owned by one Gilman and formerly owned by A.D. Blake and now
or formerly of one Cutting, reference deed recorded in said Registry of Deeds
in Book 1150, Page 474; thence at right angles easterly on the Gilman line
formerly known as the Blake property 60 feet to land of said Francis X. Flood
and Maureen E. Flood, reference deed recorded in said Registry of Deeds in
Book 2675, Page 44; thence at right angles 135 feet in a northerly direction
along land of said Flood to the southerly line of said Morrill Avenue; thence
westerly along said Morrill Avenue 60 feet, more or less, to the point of
beginning.

Meaning and intending to convey the same premises described in a deed of
Guy H. Hutchins to John Franklin McCoy, V., and Elizabeth Lyons McCoy, dated
March 9, 1932 and recorded in Kennebec County Registry of Deeds in Book 684,
Page 150 and subject to the restriction contained therein.

The grantor herein derived his title to the premises as the only heir-at-law
of Elizabeth Lyons McCoy who died on November 20, 1975. An Abstract of
Will is recorded in the Kennebec County Registry in Book 1893, Page 336.
Elizabeth Lyons McCoy was the surviving joint tenant, John Franklin McCoy, V.,
having died on August 3, 1975.

The purpose of this deed is to convey interest retained by John F. McCoy when
the description of this parcel was erroneously omitted from a deed from John
F. McCoy to Abbot E. Smith and Kathleen Smith dated September 16, 1976 and
recorded in said Registry in Book 1943, Page 140.

51-11

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Francis X. Flood and Maureen E. Flood,

their heirs and assigns forever.

And I do ~~renn~~ant with the said Grantee s, their heirs and assigns, that

I shall and will **warrant and defend** the premises to the said Grantee s, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under all persons.

In Witness Whereof, I, the said John F. McCoy

and

~~XXXXXXXXXXXXXXXXXXXX~~
~~husband/wife of the said~~

~~joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the~~
~~above described premises,~~ have hereunto set my hand and seal this **23** day of the

month of **April**, A.D. 19 **87.**

Signed, Sealed and Delivered
in presence of

John F. McCoy
JOHN F. MCCOY

L-6741

Connecticut
State of ~~Maine~~, County of Fairfield

ss. Fairfield April 23, 19 87 .

Then personally appeared the above named John F. McCoy

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Judith M. Adcox
JUDITH M. ADCOX Notary Public
NOTARY PUBLIC Attorney at Law
MY COMMISSION EXPIRES MARCH 31, 1991

RECEIVED KENNEBEC SS.

1987 MAY 13 AM 9:00

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